160.0	0005	0012.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,300 / 772,300
					USE VALUE:	772,300 / 772,300
					ASSESSED:	772,300 / 772,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
185		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VOTTO TERESS
Owner 2:	FOCARILE BRIAN
Owner 3:	
Street 1:	185 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CLARK SCOTT M/CORINNE M -
Owner 2:	-
Street 1:	185 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Vinyl Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	369,900	3,400	399,000	772,300
Total Card	0.115	369,900	3,400	399,000	772,300
Total Parcel	0.115	369,900	3,400	399,000	772,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 540.83 | /Parcel: 540.8

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 107155

GIS Ref

GIS Ref

Insp Date 05/29/18

!12557!

PREVIOUS ASSESSMENT

Parcel ID 160.0-0005-0012.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	370,000	3400	5,000.	399,000	772,400	772,400	Year End Roll	12/18/2019
2019	101	FV	292,200	3400	5,000.	399,000	694,600	694,600	Year End Roll	1/3/2019
2018	101	FV	292,200	3400	5,000.	353,400	649,000	649,000	Year End Roll	12/20/2017
2017	101	FV	292,200	3400	5,000.	296,400	592,000	592,000	Year End Roll	1/3/2017
2016	101	FV	292,200	3400	5,000.	296,400	592,000	592,000	Year End	1/4/2016
2015	101	FV	285,500	3400	5,000.	256,500	545,400	545,400	Year End Roll	12/11/2014
2014	101	FV	285,500	3400	5,000.	248,000	536,900	536,900	Year End Roll	12/16/2013
2013	101	FV	285,500	3400	5,000.	236,000	524,900	524,900		12/13/2012

PRINT

Date	Time
12/11/20	02:38:10

LAST REV

Date	Time
03/03/20	09:50:03
danam	
12557	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLARK SCOTT M/C	71815-35	1	10/30/2018		780,000	No	No		
FOLEY JAMES P-K	46468-157		11/14/2005		590,000	No	No		
	17599-386		11/1/1986		99	No	No		A

USER DEFINED

Prior Id # 1:	107155
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2019	1872	Redo Kit	36,700	C				
4/30/2002	321	Siding	10,000	C				VINYL SIDING
4/12/1993	98	Wood Dec	5,000					11X8 WDK-REPLACE W

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2018	MEAS&NOTICE	BS	Barbara S
10/28/2008	Meas/Inspect	355	PATRIOT
3/27/2006	MLS	MM	Mary M
2/6/2003	External Ins	PM	Peter M
10/25/2000	Hearing Chag	201	PATRIOT
12/6/1999	Meas/Inspect	256	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	8									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	167.029
Other Features:	95500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	414695
Depreciation:	44787
Depreciated Total:	369908

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

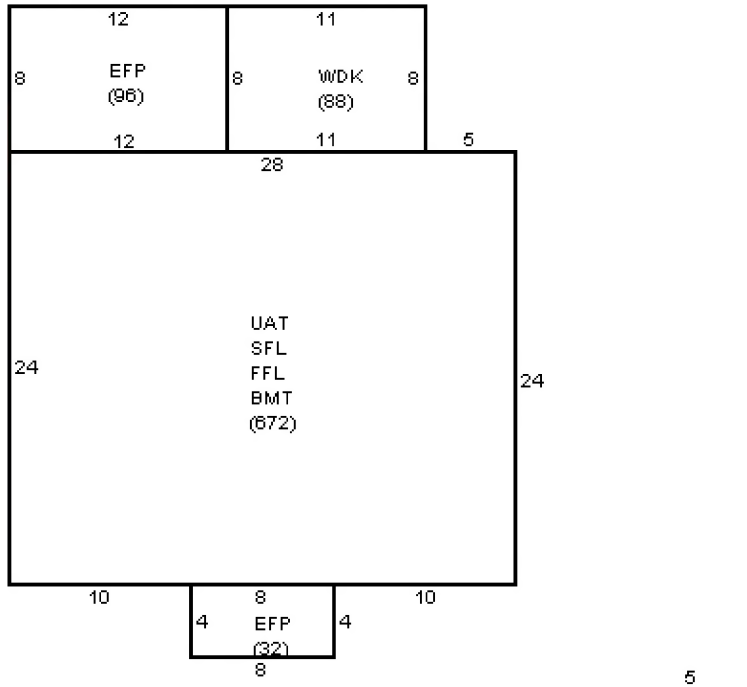
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	183.73
Special Features:	0	Val/Su Net:	154.13
Final Total:	369900	Val/Su SzAd	275.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	50.110	33,673
FFL	First Floor	672	167.030	112,243
SFL	Second Floor	672	167.030	112,243
UAT	Upper Attic	168	94.040	15,798
EFP	Enclos Porch	128	48.000	6,144
WDK	Deck	88	15.840	1,394

Net Sketched Area:	2,400			Total:	281,495
Size Ad	1344	Gross Are	2904	FinArea	1428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 160.0-0005-0012.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1935	26.57	T	40	101			3,400			3,400
2	Frame Shed	D	Y	1	5X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400